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**IN THE UNITED STATES BANKRUPTCY COURT  
 FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

FILED  
 11/27/24 1:45 pm  
 CLERK  
 U.S. BANKRUPTCY  
 COURT - WDP

In re: : Case No.: 23-10588-GLT  
 : Chapter: 13  
 Robert Campbell McCall, III :  
 :  
 :  
 :  
 Debtor(s). : Date: 11/27/2024  
 : Time: 09:30

**PROCEEDING MEMO**

**MATTER:** #76 - Motion to Sell Property Free and Clear of Liens under  
 Section 363(f)  
 #81 - Response filed by PNC Bank

**APPEARANCES:**

Debtor: Daniel P. Foster  
 Trustee: Kate DeSimone  
 PNC: Christopher Wright

[9:31/9:47]

**NOTES:**

Foster: This is the Debtor's request to sell 1703 West 38th Street, Erie, PA to Allison Enzbrenner for \$149,900. This will result in a 100% distribution to unsecured creditors. Attorneys fees are \$750. Earmarked \$15,000 for payment of unsecured claims. The trustee fees are \$6.98. The Debtor is responsible for any funds over and above \$15,000 if that doesn't satisfy the unsecured claims. This was not advertised as this is a 100% sale. Have not received any calls for this property. The realtor has not received any other calls.

Wright: We filed a limited response, but it appears that PNC's lien will be fully satisfied from the sale and as a result we are in favor of this.

Trustee: No opposition. Fees are quite limited.

[Property exposed for sale. Enzbrenner determined to have made the highest and best bid]

**OUTCOME:**

1. The *Motion for Sale of Real Property Free and Divested of Liens* [Dkt. No. 76] is GRANTED. [HT to issue modified order at Dkt. No. 84]

**DATED:** 11/27/2024